

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

28 Robin Street, Lakes Entrance Vic 3909

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$319,000

Median sale price

Median price

\$300,000

Property Type

House

Suburb

Lakes Entrance

Period - From

01/04/2019

to

31/03/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 New St LAKES ENTRANCE 3909	\$320,000	28/11/2019
2	12 Golf Links Rd LAKES ENTRANCE 3909	\$298,000	12/09/2019
3	1 Banksia Ct LAKES ENTRANCE 3909	\$280,000	18/12/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

21/05/2020 14:18



Property Type: House (Previously Occupied - Detached)
Land Size: 670 sqm approx
Agent Comments

Indicative Selling Price
\$319,000
Median House Price
Year ending March 2020: \$300,000

Comparable Properties



2 New St LAKES ENTRANCE 3909 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 28/11/2019
Property Type: House
Land Size: 570 sqm approx

12 Golf Links Rd LAKES ENTRANCE 3909 (VG)

Agent Comments



Price: \$298,000
Method: Sale
Date: 12/09/2019
Property Type: House (Res)
Land Size: 596 sqm approx



1 Banksia Ct LAKES ENTRANCE 3909 (VG)

Agent Comments



Price: \$280,000
Method: Sale
Date: 18/12/2019
Property Type: House (Res)
Land Size: 724 sqm approx